

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**EAST COUNTY SECTOR PLAN AMENDMENT**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 10-A-08-SP                      **Related File Number:** 10-G-08-RZ  
**Application Filed:** 9/2/2008                      **Date of Revision:**  
**Applicant:** FALCONNIER DESIGN CO.

## PROPERTY INFORMATION

**General Location:** South side Smith School Rd., southeast and northwest sides Will Merritt Rd., northwest side North Doane Ln., south of I-40

**Other Parcel Info.:**

**Tax ID Number:** 86 148 OTHER: 087-041                      **Jurisdiction:** County

**Size of Tract:** 253 acres

**Accessibility:** Access is via Will Merritt Rd., a local street with 18' of pavement width within 40' of right of way, or Smith School Rd., a local street with 21' of pavement width within the right of way of I-40 to the north.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agricultural and vacant land

**Surrounding Land Use:**

**Proposed Use:** Residential subdivision                      **Density:** 2 du/ac

**Sector Plan:** East County                      **Sector Plan Designation:** Ag/RR, STPA & SLPA

**Growth Policy Plan:** Rural Area

**Neighborhood Context:** This area is developed with agricultural and rural residential uses under A zoning.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:**

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)

**Former Zoning:**

**Requested Zoning:** PR (Planned Residential)

**Previous Requests:** None noted

**Extension of Zone:** No

**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** A/RR (Agricultural/Rural Residential), SLPA (Slope Protection Area) & STPA (Stream Protection Area)

**Requested Plan Category:** LDR (Low Density Residential), SLPA (Slope Protection Area) & STPA (Stream Protection Area)

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

DENY the request for LDR (Low Density Residential) sector plan designation.

Staff Recomm. (Full):

This site is in the midst of rural residential development where residential uses at 2 units per acre would be substantially more intense than the established or proposed development pattern. The East County Sector Plan is currently being updated. This proposed amendment should be considered as part of that update process, especially for such a large acreage site. This proposal does not meet any of the General Plan criteria for consideration of an amendment to the sector plan.

Comments:

SECTOR PLAN REQUIREMENTS:  
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN  
A. NEW ROAD OR UTILITY IMPROVEMENTS - No improvements have occurred in this area to warrant this requested change.  
B. ERROR OR OMISSION IN CURRENT PLAN - The plan appropriately calls for agricultural and rural residential development for this site, which is also designated as Rural Area on the Growth Policy Plan.  
C. CHANGES IN GOVERNMENT POLICY - No changes have occurred that warrant this sector plan change.  
D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - No trends have been noted in the development pattern of this area to warrant this proposed change.

MPC Action:

Denied (Withdrawn)

MPC Meeting Date: 10/9/2008

Details of MPC action:

Summary of MPC action:

Withdrawn at applicant's request

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

10/9/2008

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: